130.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,388,700 / 1,388,700
					USE VALUE:	1,388,700 / 1,388,700
					ASSESSED:	1,388,700 / 1,388,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALVERT/ELLENHORN/PRAKASH LLC
Owner 2:	
Owner 3:	
Street 1:	406 MASSACHUSETTS AVE
Street 2:	SUITE 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D'AMORE JEANNE -
Owner 2:	-
Street 1:	93 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 22,529 Sq. Ft. of land mainly classified as Inn with a Inn Building built about 1900, having primarily Vinyl Exterior and 4563 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
302	22529.000	504,300	4,800	879,600	1,388,700
Total Card	0.517	504,300	4,800	879,600	1,388,700
Total Parcel	0.517	504,300	4,800	879,600	1,388,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.37 | /Parcel: 304.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	302	FV	504,600	4800	22,529.	865,100	1,374,500	1,374,500	Year End Roll	12/18/2019
2019	302	FV	406,200	4800	22,529.	807,500	1,218,500	1,218,500	Year End Roll	1/3/2019
2018	302	FV	406,200	4800	22,529.	721,000	1,132,000	1,132,000	Year End Roll	12/20/2017
2017	302	FV	406,200	4800	22,529.	634,400	1,045,400	1,045,400	Year End Roll	1/3/2017
2016	302	FV	406,200	4800	22,529.	475,800	886,800	886,800	Year End	1/4/2016
2015	302	FV	364,900	4800	22,529.	432,600	802,300	802,300	Year End Roll	12/11/2014
2014	302	FV	364,900	4800	22,529.	432,600	802,300	802,300	Year End Roll	12/16/2013
2013	302	FV	364,900	4800	22,529.	432,600	802,300	802,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEPHENSON ANNA	30036-452		4/12/1999	Convenience	99	No	No		
VISTING NURSE C	26183-437		3/29/1996		350,000	No	No		K

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/1996	331	Manual	435					SIGN

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
302	Inn		22529		Sq. Ft.	Site		0	30.5	1.28	CA									879,567						879,600	

Total AC/HA: 0.51719 | Total SF/SM: 22529 | Parcel LUC: 302 | Inn | Prime NB Desc: COMM AVG | Total: 879,567 | Spl Credit | Total: 879,600

User Acct

83876

GIS Ref

GIS Ref

Insp Date

11/16/18

!10152!

PRINT

Date	Time
12/11/20	00:29:51

LAST REV

Date	Time
10/09/19	15:06:17

apro

PAT ACCT. 10152

USER DEFINED

Prior Id # 1:	83876
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	Meas/Inspect	HS	Hanne S
3/23/2016	I & E Return	EMK	Ellen K
4/1/2009	Info At Door	201	PATRIOT
6/13/2000	Entry Denied	263	PATRIOT
10/5/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	96 - Inn		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	102.00
Size Adj.:	0.88013697
Const Adj.:	0.94930506
Adj $ / SQ:	85.223
Other Features:	173500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619559
Depreciation:	115238
Depreciated Total:	504321

COMMENTS

GOVERNOR BRACKETT HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	5

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	5	Baths:	5	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
5	1	1	M

Totals		
5	5	5

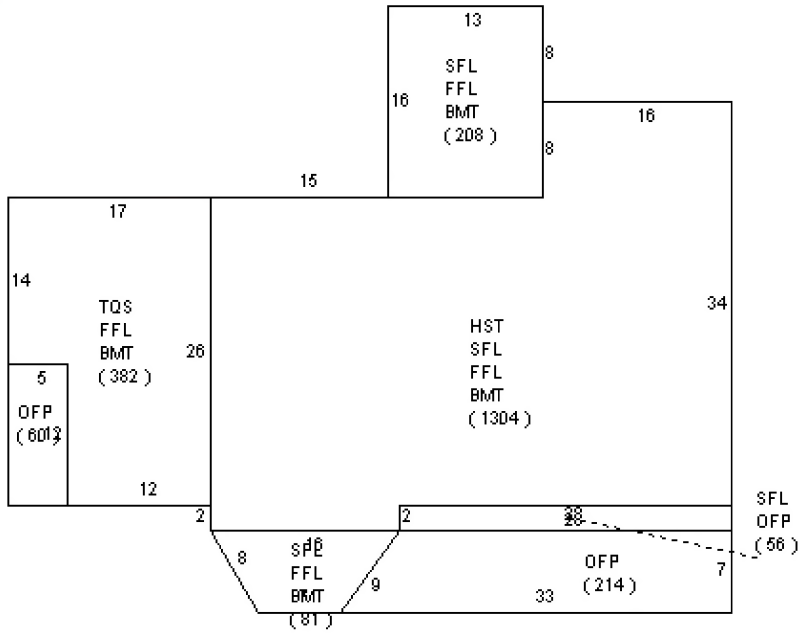
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	85.22
Special Features:	0	Val/Su Net:	73.43
Final Total:	504300	Val/Su SzAd	110.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,975	25.570	50,495
FFL	First Floor	1,975	85.220	168,315
SFL	Second Floor	1,649	85.220	140,533
HST	Half Story	652	85.220	55,565
OFP	Open Porch	330	20.410	6,735
TQS	3/4 Story	287	85.220	24,416

Net Sketched Area:	6,868	Total:	446,059

Size Ad	4562.5	Gross Are	7615	FinArea	4563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	20X22	A	AV	1915	18.45	T	40.8	302			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800